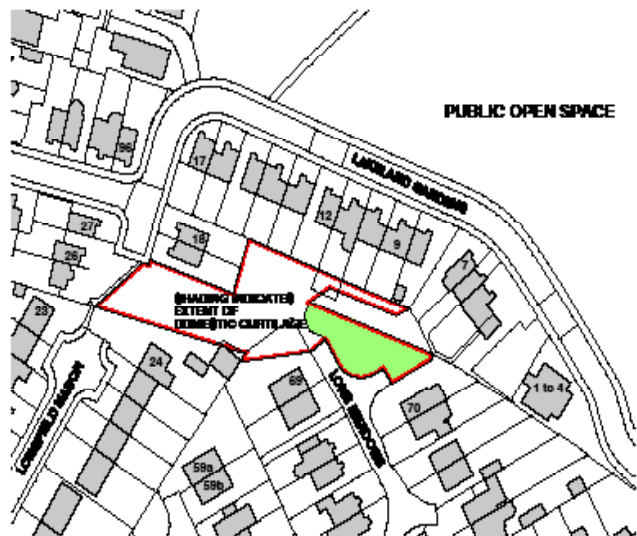


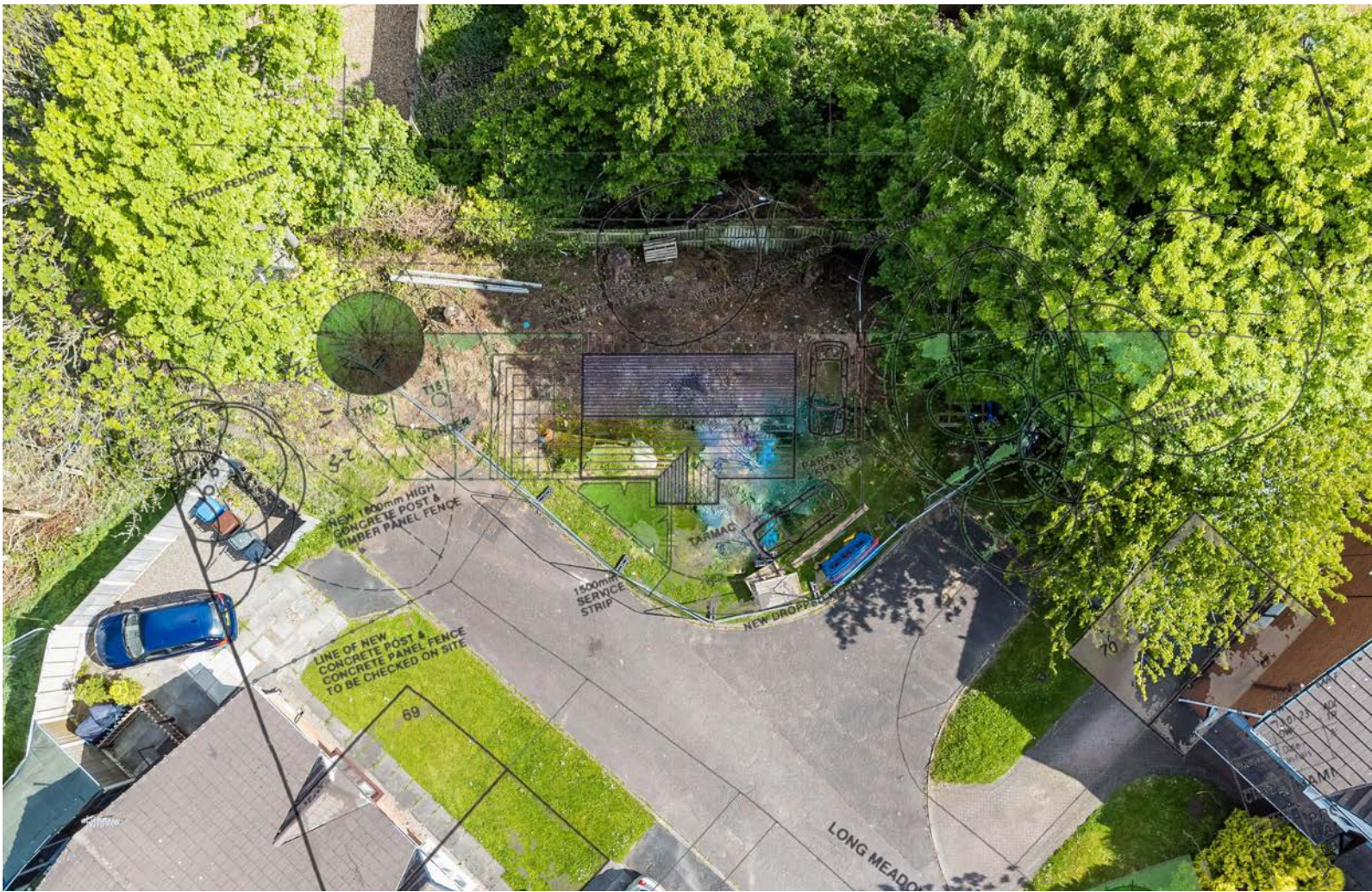


Ormskirk: 01695 570102 Chorley: 01257 241173
Southport: 01704 778668 arnoldandphillips.com



We are informed by our client of the following information in relation to the property.
This information has not been verified and interested parties should seek to clarify this information with their solicitor.
Tenure: Freehold
Details Prepared 25/05/23

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



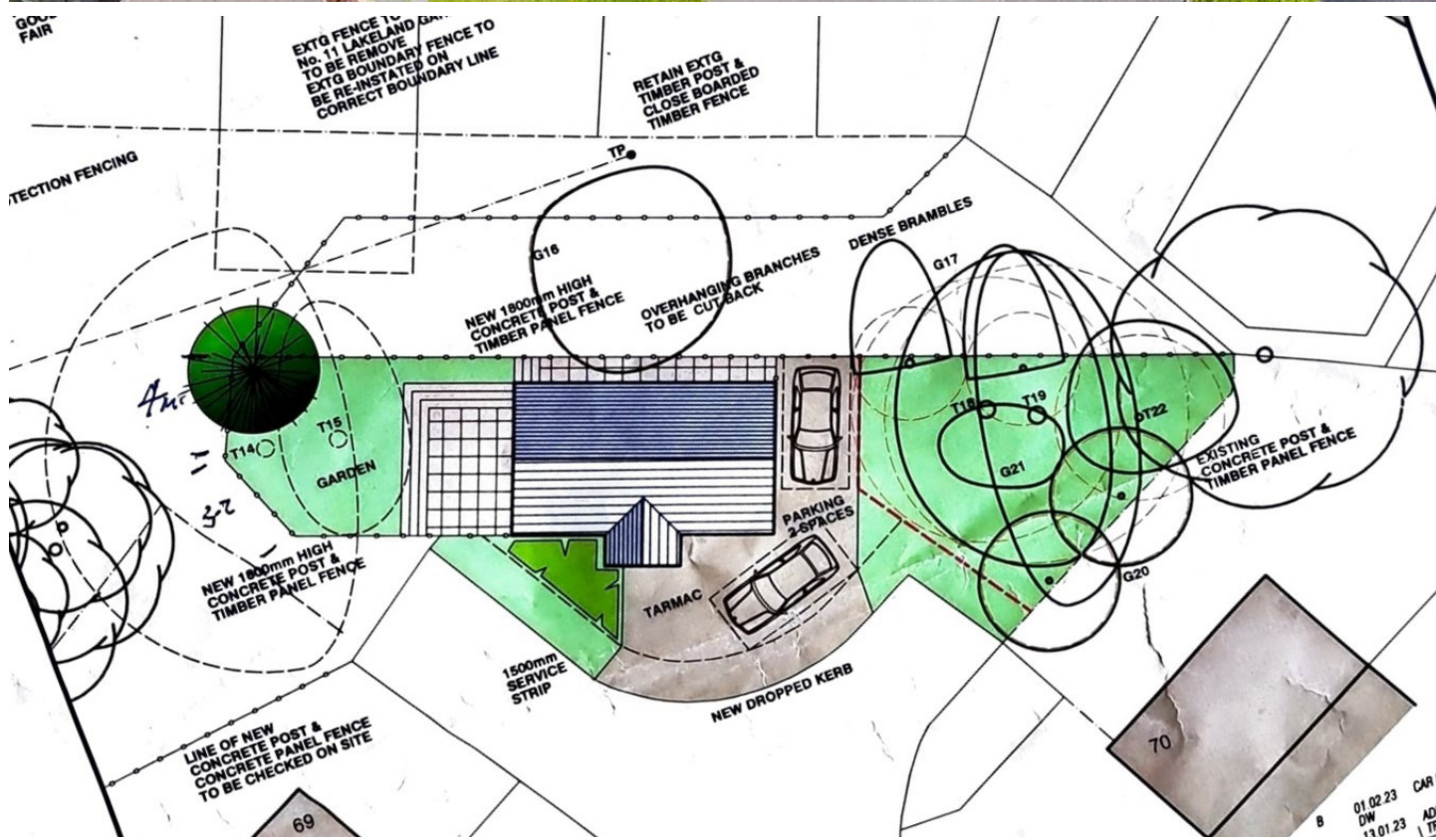
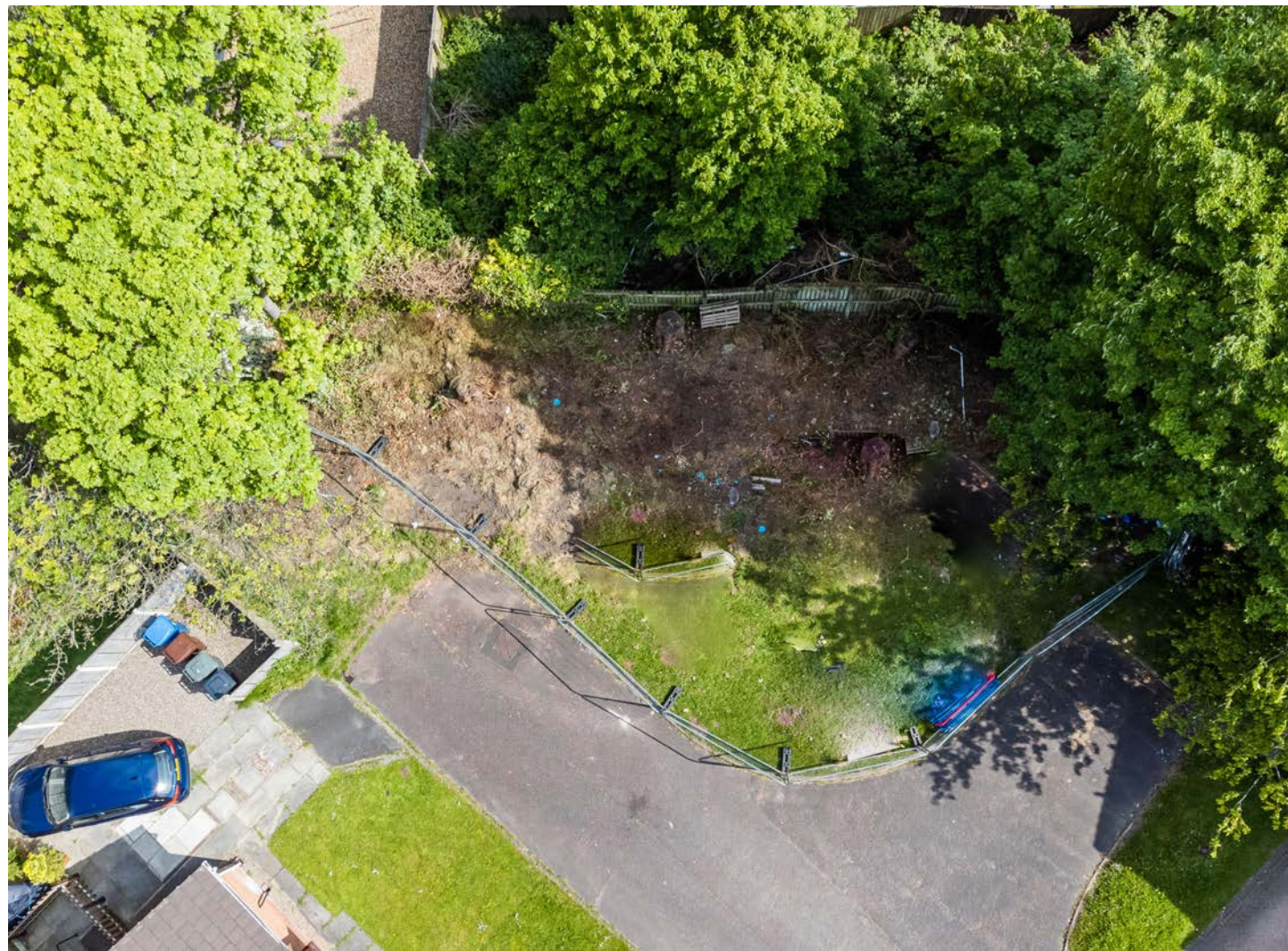
Arnold and Phillips have brought to the market a very large plot of land of approximately 3229 square feet, with full planning permission to erect a modern three bedroomed detached dwelling. The proposed home would ideally suit a family with its flowing floorplan and family living space and a a great opportunity for the individual who would love a self build project.

The land is close to amenities and only a short distance from the town centre of chorley with its abundance of bars and restaurants and its array of bespoke shops.

The location is also very convenient for the commuter due to its close proximity to the railway station and the motorway network.

This is a great opportunity not to be missed.



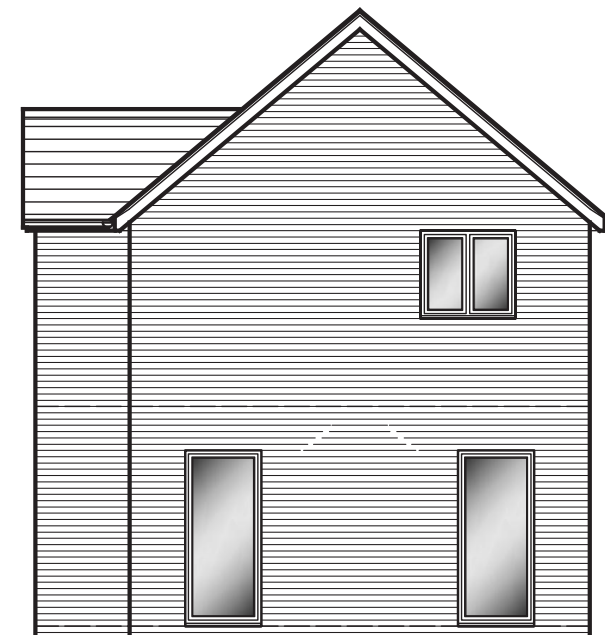




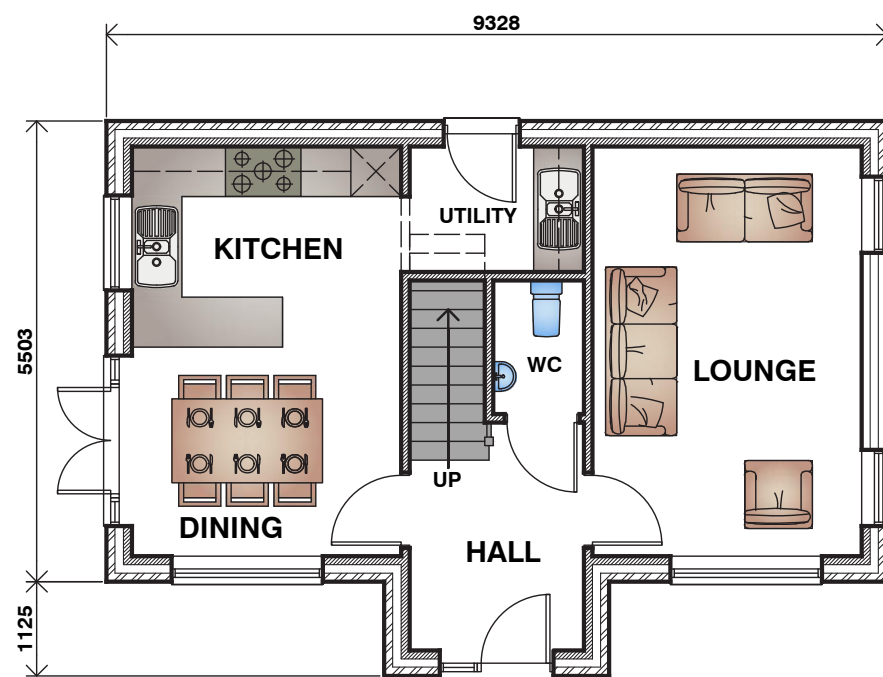
REAR ELEVATION (NORTH)



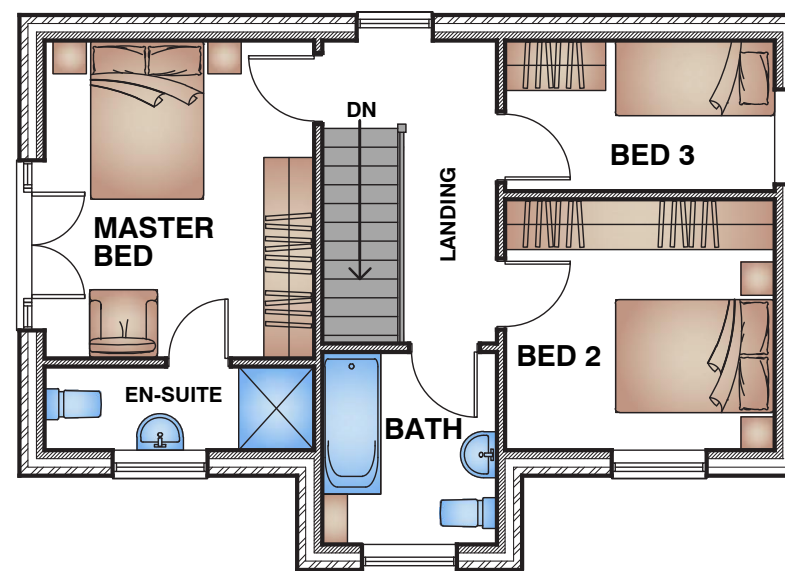
FRONT ELEVATION (SOUTH)



SIDE ELEVATION (EAST)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION (WEST)